



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

**STATE OF DELAWARE
REAL ESTATE COMMISSION**

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: DPR.DELAWARE.GOV
EMAIL: customerservice.dpr@state.de.us

PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, October 13, 2016 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room B , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	December 8, 2016

MEMBERS PRESENT

Jason Giles, Professional Member, Chairperson
Lynnette Scott, Professional Member, Vice Chairperson
Michael Harrington, Sr., Professional Member
Andrew Staton, Professional Member
Lynn Rogers, Public Member, Secretary

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Nicole Williams, Administrative Specialist III
Rain Marrow, Administrative Specialist II

MEMBERS ABSENT

Justin Healy, Professional Member
Joseph F. McCann, Public Member

ALSO PRESENT

Tom Burns, Real Estate Education Committee
Barry Grimm

CALL TO ORDER

Mr. Giles called the meeting to order at 9:03 a.m.

REVIEW OF MINUTES

Mr. Giles made a motion, seconded by Ms. Scott, to approve the minutes of the meeting held on September 8, 2016 as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Review of Rule Revisions

Ms. Kelly advised the Commission of the draft revisions to the regulations, specifically Rule 1.5, 13.3.9 and 13.7. The Commission advised to add revision to Rule 13.7, which pertains to obtaining credit for attending a Commission meeting as a member, to the November agenda for further discussion.

Mr. Stanton stated that in regards to taking the salesperson course and wanting to obtain a Broker's license and holding a position on the Commission. Ms. Kelly advised that this would require a statute change.

Mr. Stanton advised that he would like rule 13.7 to extend to other licensees as well and the Education Committee members.

Ms. Kelly advised of the changes to the crimes list in the regulations, 15.1, 15.1.108, and additional crimes specifically relating to burglary that do not occur therefore should not be on the crimes list related to the profession. The Commission reviewed the revised crimes list. Ms. Kelly advised that she wants to move forward with the approval of the revision of the draft regulations.

Ms. Stanton made a motion to approve the draft revisions to the regulations excluding Rule 13.7 pertaining to education, seconded by Mr. Harrington. By unanimous vote, motion carried. Ms. Kelly will have the draft revisions to the regulations published for a public hearing for the December meeting.

Ms. Williams will add Revision of Rule 13.7 to the Commission's agenda for November.

NEW BUSINESS

Education Committee Report

Mr. Burns reported on the Real Estate Education Committee's meeting. He advised of the interactive classes have been very successful due to licensees are actively participating and engaging in the classes. Mr. Burns reported that the Committee approved six (6) courses, three (3) instructors, and denied one (1) instructor.

Mr. Burns further advised on the topic of the septic issues that will be discussed by DNREC at the annual seminar. The Committee have a draft skit that is paralleled to an actual case. The agenda and flyer for the annual seminar has been sent out to licensees, and has been posted online as well, to begin submitting registrations. Mr. Burns inquired if the Commission would like him to introduce himself and provide a brief overview of the responsibilities of the Education Committee and how the Committee works for the annual seminar. Mr. Giles and Mr. Stanton advised it would be beneficial and insightful to give a general overview of what the Committee does after the introductions.

Mr. Burns advised that the Committee is now down to nine (9) members, but it is concerning that the Vice-Chair is no longer a professional member and does not hold an active license. The Committee Chair needs to be an active licensee and engaged in real estate. Ms. Kelly advised that a regulation was changed as in the past it was not a requirement or an issue, therefore at the time this Committee member was appointed, she was grandfathered in. Now her term is up and typically when a term expires the member must reapply with the Governor's office. However since Committee members are appointed by the Committee themselves, then the Committee can vote not to reappoint her for another term. Ms. Kelly advised that elections are held in January.

Mr. Stanton inquired if there was anything that the Commission needed to do in this matter. Ms. Marrow advised that this matter will be added to the November Committee agenda regarding serving on the Committee per the law. Ms. Kelly read the law regarding serving on the Committee which shows that this member no longer qualifies to serve on the Committee

Mr. Stanton made a motion to send a letter to the Education Committee member whose term has expired and copy Mr. Burns regarding the law pertaining to who can hold the position on the Committee, seconded by Mr. Harrington. By unanimous vote, the motion carried. Ms. Kelly will draft the letter to be sent with a copy to be sent to Mr. Burns as well.

Mr. Harrington made a motion, seconded by Mr. Rogers, to approve the Education Committee report for October. By unanimous vote, the motion carried.

The Commission entered into Executive Session at 9:37 a.m.

Executive Session pursuant to 29 Del. C. Sec. 10004(b)(4): Discussion of pending litigation

Ms. Kelly advised the Commission of the pending litigation and the North Carolina Dental Board case.

Mr. Harrington made motion, seconded by Mr. Giles to move out of executive session. By unanimous vote, the motion carried. Executive Session ended at 9:58 a.m.

Audit

Ms. Williams advised the Commission that the audit is coming to an end. A final report will be run today and the audits that did not comply will move forward with scheduling Rule to Show Cause hearings.

Applications for Licensure
Ratification of Salesperson Applications

Mr. Stanton made a motion, seconded by Mr. Rogers, to ratify the following applications for salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Broker and Associate Broker Applications

Mr. Stanton made a motion, seconded by Mr. Rogers, to ratify the following applications for broker and associate broker per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Applications for Reinstatement

Mr. Stanton made a motion, seconded by Mr. Harrington, to ratify the following reinstatement applications below. By unanimous vote, the motion carried.

Samuel Iwu
Grace Johnson

Katherine Lewis
James Beattie

James Wellschlager
Melissa Marsh-Layton

Ratification of Reinstatement of Office Application(s)

Mr. Stanton made a motion, seconded by Mr. Harrington, to ratify the office reinstatement application for Burns Realty. By unanimous vote, the motion carried.

Review of Applications for Reinstatement – Both Exams Needed

The Commission reviewed the reinstatement application for Ms. Rebecca Rivera. Mr. Stanton made a motion, seconded by Mr. Harrington, to approve the reinstatement application for Ms. Rivera upon successful passing of both the National and State exams. By unanimous vote, the motion carried.

Review of Applications for New Office

The Commission reviewed the following office application(s):

DDTM Referral Realty, LLC – Lewes, DE, Ethel Lewis, Broker

Mr. Harrington made a motion, seconded by Mr. Rogers, to approve the new office application for DDTM Referral Realty, LLC. By unanimous vote, the motion carried.

Review of Office Application(s) for Relocation

The Commission reviewed the following office application(s) for relocation:

The Moving Experience Delaware – Dover, DE, Todd Stonesifer, Broker

Mr. Harrington made a motion, seconded by Mr. Rogers, to approve the relocation of office application for The Moving Experience Delaware. By unanimous vote, the motion carried.

Status of Complaints

Complaint #02-26-14 – Dismissed by Attorney General's Office

Complaint #02-10-15 – Sent to Attorney General's Office

Complaint #02-24-15 – Closed by Investigator

Complaint #02-13-16 – Dismissed by Attorney General's Office

Complaint #02-14-16 – Sent to Attorney General's Office

Complaint #02-16-16 – Closed by Investigator

Complaint #02-19-16 – Closed by Investigator

Complaint #02-22-16 – Closed by Investigator

Complaint #02-27-16 – Closed by Investigator

Complaint #02-33-16 – Sent to Attorney General's Office

Correspondence

Request to Extend Period for Brokers Exam - Jean M. Evans (Reinstatement)

Ms. Williams advised that Ms. Evans submitted a letter of request to extend beyond the one year approval to sit for the Broker's exam for reinstatement. The Commission reviewed her request. Mr.

Stanton made a motion to approve an extension to March 17, 2016 to sit for the exam, seconded by Mr. Harrington. By unanimous vote, the motion carried.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

There was no further business before the Commission.

PUBLIC COMMENT

Mr. Grimm advised the Commission that they are a very professional Commission and provided documents for Ms. Williams.

NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, November 10, 2016 at 1:00 p.m. at Polytech Adult Education Center after the annual seminar.

ADJOURNMENT

Ms. Harrington made a motion, seconded by Ms. Scott to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 10:04 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nicole M. Williams". The signature is written in black ink and is positioned above the printed name and title.

Nicole M. Williams
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

Salesperson Ratification List

License Number	Name	Type	Office	Location
RS-0024151	Johnson, Malinda	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024152	Baugh, James David	Salesperson	Home Team Realty	Seaford DE 19973 Bethany Beach DE 19930
RS-0024153	Carlin, Randi N	Salesperson	ResortQuest Delaware Patterson Price Real Estate, LLC	Middletown DE 19709
RS-0024154	Dunnican, Nathaniel T	Salesperson	Keller Williams Realty Newark	Newark DE 19702
RS-0024155	Lewis, Nina C	Salesperson	Keller Williams Realty	Lewes DE 19958
RS-0024156	McGilley, Holly A.	Salesperson	Berkshire Hathaway HomeServices Fox & Roach Zommick McMahon	Devon PA 19333
RS-0024157	Latimer, Nancy A	Salesperson	Commercial Real Estate, Inc.	West Chester PA 19382
RS-0024158	Cline, Carolyn D	Salesperson	Keller Williams Realty	Lewes DE 19958
RS-0024159	Wethman, Katie	Salesperson	Keller Williams	Wilmington DE 19803
RS-0024160	Fish, Matthew C	Salesperson	Home Team Realty	Seaford DE 19973
RS-0024161	Frankum, Rebecca	Salesperson	Patterson Schwartz Real Estate	Wilmington DE 19810
RS-0024162	Ke, Wendi	Salesperson	Patterson Schwartz	Hockessin DE 19707
RS-0024163	Clay, Mark	Salesperson	Weichert Realtors First Class	Dover DE 19901
RS-0024164	Demarest, Jennifer M	Salesperson	Home Team Realty	Seaford DE 19973
RS-0024165	Quillen, Tara W	Salesperson	NextRE Inc.	Dover DE 19904-1
RS-0024166	Wiles, Helen D	Salesperson	Patterson-Schwartz Real Estate	Wilmington DE 19807
RS-0024167	Washington, Alison C.	Salesperson	Etinoff	Newark DE 19711
RS-0024168	Hunt, Kenneth E	Salesperson	Re/Max Associates	Townsend DE 19734
RS-0024169	Palkewick, David Richard	Salesperson	Delaware Homes, Inc. Berkshire Hathaway	
RS-0024170	Watson, Tracy L	Salesperson	HomeServices Fox & Roach	Bear DE 19701 Bethany Beach DE 19930
RS-0024171	Windrow, Colleen M.	Salesperson	Resort Quest	Dover DE 19901
RS-0024172	Bobko, Theresa Marie	Salesperson	Weichert Realtors First Class	Wilmington DE 19808
RS-0024173	Heil, Gary J	Salesperson	Weichert Realtors	Christiana DE 19702
RS-0024174	Foster, Tyler Lance	Salesperson	Keller Williams Realty Berkshire Hathaway	
RS-0024175	Turner, Myra V	Salesperson	HomeServices Fox & Roach	Newark DE 19711
RS-0024176	Joyner, Joseph Earl	Salesperson	Keller Williams Realty	Lewes DE 19958
RS-0024177	Graves-Brooks, Vonnetta R.	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024178	Mitchell, Jennifer M.	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024179	Aldridge, Michael D.	Salesperson	Keller Williams Realty	Christiana DE 19702 Bethany Beach DE 19930
RS-0024180	Simpler, Clover Marilyn	Salesperson	Re/Max by the Sea	

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RS-0024181	Watson, Jennifer	Salesperson	Keller Williams Realty Central Delaware	Dover DE 19901
RS-0024182	Crump, Dana M.	Salesperson	Keller Williams Realty Central Delaware	Dover DE 19901
RS-0024183	Stein, Daniel J.	Salesperson	Re/Max Associates	Newark DE 19711
RS-0024184	Reed, Diana T.	Salesperson	Keller Williams Realty Central Delaware	Dover DE 19901
RS-0024185	DiPasquale, Robert J	Salesperson	Ritternhouse Realty Advisors	Newport DE 19804

Broker and Associate Broker Ratification List

License	Name	Type	Office	Location
		Associate		
RA-0020493	O'Leary, Thomas H	Broker	Xome Inc	Lewisville TX 75067
RB-0020492	D'Ambrosia, John Nicholas	Broker	Long & Foster Real Estate, Inc	Middletown DE 19709
RB-0020494	Peiffer, William L	Broker	Joe Maggio Realty	Bethany Beach DE 19930
			Berkshire Hathaway	
RB-0020496	Bartsch, Joseph D	Broker	HomeServices Fox & Roach	Smyrna DE 19977
RB-0020497	Fisher, Bernard	Broker	Fisher Properties LLC	Brooklyn NY 11235*